

## **Memorandum**

**To:** Planning Commission

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**Date:** May 27, 2016

**Subject:** **Comprehensive Plan and Zoning Code Amendments for the Old Town Historic Core Overlay– Addendum to Technical Committee Report**

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### **MEETING PURPOSE**

On June 8, 2016 the Planning Commission will continue discussion regarding the Technical Committee's recommended Comprehensive Plan and Zoning Code amendments for the Old Town Historic Core Overlay. Topics for discussion include proposed refined amendments to:

- Zoning Code standards, including
  - Onsite Parking;
  - Alternative Process for Design Review; and
  - Building Design – Building Cap and Corner Treatments

These topics are described in the attached June 8, 2016 Addendum to the June 26, 2015 Technical Committee Report. At the briefing on this topic on February 24, 2016, staff identified three “packages” of topics for Planning Commission review and recommendation with this being the second package.

### **PREPARATION FOR JUNE 8 STUDY SESSION**

Please review the enclosed Technical Committee Report Addendum and exhibits in advance of the June 8 meeting. Please also identify questions and discussion issues by 8:00 am on Monday, June 6 and email them to Kim Dietz at [kdietz@redmond.gov](mailto:kdietz@redmond.gov).

### **BACKGROUND**

Planning staff began the Old Town Historic Core planning process in January 2014 to develop a plan for the historic central core of the City's first business district. The Historic Core Plan will be an overarching plan that defines the Core and provides context for a number of deliverables including proposed updates to the Comprehensive Plan and Zoning Code.

On July 8, 2015, the Planning Commission began reviewing proposed updates to Comprehensive Plan policies and design standards in the Technical Committee Report dated June 26, 2015.

Prior to the Commission's August 5, 2015 meeting, staff received significant feedback from stakeholders. The Commission concurred with staff's request to pause additional review and discussion, allowing staff time to review and follow up on the comments. On February 24, 2016, the Planning Commission supported staff's proposed approach for grouping the follow up into three "packages" of amendments and the proposed schedule.

On April 20 and 27, 2016, the Planning Commission reviewed and held a public hearing on the first package of updated and refined amendments to the preliminary proposed amendments to Comprehensive Plan policies and to the Zoning Code. The enclosed addendum to the Technical Committee Report contains the second of the three packages that refine and update the preliminary proposed amendments. Similar to the June 26, 2015 Technical Committee Report, the Addendum reviews the proposed amendments using the evaluation criteria that the Planning Commission previously identified, such as how the amendments integrate with other areas in Downtown, and respond to potential economic impacts.

### **REVIEW SCHEDULE**

The upcoming meeting schedule includes:

- **June 8 and June 15** – Study sessions for onsite parking, alternative process for design review, and building design for the building cap and for corner treatments;
- **June 22** – Planning Commission's public hearing, study session and potentially preliminary recommendation

Please contact Kim Dietz or Sarah Stiteler regarding the proposed amendments prior to the meeting if there are questions or concerns.

### **ENCLOSURES**

**Technical Committee Report Addendum with Exhibits**